



Town of Jericho  
Jericho Development Review Board

**Via Certified Mail**

November 9, 2016

Simpson High Meadows, LLC  
c/o Scott Simpson  
39 Bentley Lane  
Jericho, VT 05465

RE: 65 Bentley Lane minor subdivision

Dear Mr. Simpson:

At a meeting of the Jericho Development Review Board held on October 27, 2016, the Board heard your request for a 2 lot subdivision consisting of approximately 202 acres located at 65 Bentley Lane (BL065). This parcel is located in the Forestry and Agricultural Zoning District pending (Rural Agriculture Residential Zoning District).

After review of the application, the Board **unanimously** voted to approve your request with conditions. Listed below are the Findings of Fact and Conditions that were approved by the Development Review Board on October 27, 2016:

**FINDINGS OF FACT**

1. The DRB finds that the Subdivision Plan entitled "Simpson High Meadow LLC dated September 22, 2016; submitted to the Jericho Development Review Board for review consisted of 2 proposed lots a  $\pm 29.18$  (known as lot #1) and  $\pm 172.58$  acres lot (known as lot #2).
2. The DRB finds that the proposed lot #1 is a pre-existing developed lot and the proposed lot #2 is undeveloped as well as there are no plans to develop this lot for the foreseeable future.
3. The DRB finds that the proposed Lot #2 will be served by a 30'ft ROW (right of way) over Lot #1.
4. The DRB finds that the proposed ROW to Lot #2 is for access only.

**CONDITIONS**

1. The applicant will develop and record deeds for the proposed lots as well as the easement for access to Lot #2.
2. The applicant will obtain and abide by the conditions of all other required local and State permits.
3. The project will be constructed and subsequently operated consistent with all Findings of Fact and Conditions set forth above as well as with the plans submitted and in any other permit obtained by the applicant for this project.
4. Substantial revisions to this plan shall require the further review and approval of the Development Review Board at a publicly warned hearing.



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5. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.
6. Within 180 days of approval by the Development Review Board, a Mylar copy of the Final Plat shall be submitted for recording by the applicant which will list all easements, rights of way, covenants or restrictions on it. It will be signed by the Chair of the Development Review Board and filed with the Jericho Town Clerk.
7. The reconfigured and newly formed lots shall be monumented in accordance with the *Town of Jericho Land Use & Development Regulations*, Section 11.4.10.
8. All other improvements shall adhere to the requirements of the *Town of Jericho Land Use & Development Regulations* in effect as of this date.

Motion by Jeff York to approve the request by Simpson High Meadow LLC for a 2 lot major subdivision. Seconded by Stephanie Hamilton. Those in favor: All. Opposed: none. Abstained: None. Motion carried 5-0.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 2418 Airport Rd., Suite 1, Barre, VT 05641-8701*. The current filing fee for an appeal is \$262.50, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-828-1660.

Sincerely,

Barry King, Chair  
Jericho Development Review Board

cc: Interested Parties  
Town Clerk  
Town Planner

Lister –Town of Jericho  
Selectboard  
Zoning Administrator